



MEETING AGENDA
TUALATIN PLANNING COMMISSION

September 18, 2014; 6:30 p.m.
JUANITA POHL CENTER
8513 SW TUALATIN RD
TUALATIN, OR 97062

1. **CALL TO ORDER & ROLL CALL**
Members: Alan Aplin (Chair), Bill Beers, Jeff DeHaan, Cameron Grile, Nic Herriges, Adam Butts and Jan Giunta
Staff: Aquilla Hurd-Ravich, Planning Manager
2. **APPROVAL OF MINUTES**
 - A. Approval of June 19, 2014 TPC minutes.
3. **COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)**
Limited to 3 minutes
4. **ACTION ITEMS**
5. **COMMUNICATION FROM CITY STAFF**
 - A. TriMet's Service Enhancement Plan
 - B. Basalt Creek Concept Plan - Project Update
6. **FUTURE ACTION ITEMS**
7. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**
8. **ADJOURNMENT**



STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Commissioners

FROM: Lynette Sanford, Office Coordinator

DATE: 09/18/2014

SUBJECT: Approval of June 19, 2014 TPC minutes.

ISSUE BEFORE TPC:

Attachments: June 19, 2014 TPC Minutes



City of Tualatin

www.tualatinoregon.gov

UNOFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF June 19, 2014

TPC MEMBERS PRESENT:

Alan Aplin
Adam Butts
Jeff DeHaan
Bill Beers
Cameron Grile
Jan Giunta

STAFF PRESENT

Aquilla Hurd-Ravich
Cindy Hahn
Ben Bryant
Lynette Sanford

TPC MEMBER ABSENT: Nic Herriges

GUESTS: Grace Lucini

1. CALL TO ORDER AND ROLL CALL:

Alan Aplin, Chair, called the meeting to order at 6:30 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Aplin asked for review and approval of the May 15, 2014 TPC minutes. Ms. Hurd-Ravich, Planning Manager, stated that there was communication from Grace Lucini to amend the minutes to include additional information regarding notices. After discussion, it was agreed to keep the minutes as written, but add the materials submitted by Ms. Lucini at the May 15, 2014 TPC meeting as an attachment. MOTION by Giunta SECONDED by Butts to approve the minutes with the amendment. MOTION PASSED 6-0.

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

None

4. ACTION ITEMS:

A. Basalt Creek Concept Plan Project – Update and Review of Draft Guiding Principles and Existing Conditions Information

Cindy Hahn, Associate Planner, presented an update on the Basalt Creek Concept Plan Project, including draft guiding principles and preliminary information about existing

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

conditions, which included a PowerPoint presentation.

Ms. Hahn went through the schedule which begins with the public involvement plan and guiding principles and will continue through the end of 2015 with public hearings and adoption. Development and construction could begin in 2017. A Community Workshop was held on June 17 to gather input that will be used to create several alternative concepts for future development in the Basalt Creek area.

The next steps in this process include a joint Council meeting on July 16 at 6:00 pm in the Tualatin Police Training Room. This meeting will focus on guiding principles, evaluation measures, and existing conditions information gathered to date. The next joint meeting is anticipated for December. The next steps in the planning process include creating alternative development concepts, evaluate and test alternative scenarios, and choose a preferred alternative. The Planning Commissions and City Councils of both Tualatin and Wilsonville will receive regular updates throughout the planning process.

Mr. DeHaan asked who was responsible for writing the draft guiding principles. Ms. Hahn responded that the draft came from the consultants and staff members. Mr. DeHaan acknowledged that the changes increased readability. Ms. Giunta asked if Wilsonville is planning additional residential development or if they're solely focusing on commercial and industrial. Ms. Hurd-Ravich responded that the focus is on commercial and industrial. Ms. Giunta asked if there is a way to increase the residential component and to incorporate livability of residential neighborhoods. Ms. Hurd-Ravich answered that she will make note of that. Mr. Aplin mentioned that the word "commercial" has been omitted from the fourth Guiding Principles. Ms. Hahn will make note of that.

Ms. Hahn continued to discuss the demographic and environmental differences between Tualatin and Wilsonville. Ms. Giunta mentioned that there are wonderful wildlife areas in Basalt Creek and she is hoping that corridors are established to facilitate the movement of wildlife and the preservation of our ice age heritage.

Ms. Hahn stated that an instant polling system was conducted at the workshop and the results will be forthcoming. The focus was on the different land uses and whether they're appropriate in this area. The results of this polling and the on-line survey will be incorporated into a report for the development. Mr. DeHaan asked how many people attended the workshop. Ms. Hahn answered there were 40-50, and consisted of mostly land owners. Ms. Hurd-Ravich added that a map exercise was conducted at the meeting and these results will be digitized and put on our website.

Grace Lucini, 23677 SW Boones Ferry Rd.

Ms. Lucini stated she is following up on a comment made at our last meeting regarding the compliance with public notification. She stated that her comments are on behalf of herself and the other citizens directly or indirectly affected by the Basalt Creek planning area. She stated the public meetings law 192.610 and 192.690 and the Oregon Department of Justice manual, January 2011, states an important issue regarding

public notice. Ms. Hurd-Ravich acknowledged that we are in agreement that property owners and interested parties will be advised about upcoming meetings by email and a monthly hard copy will be mailed.

B. Metro's Climate Smart Communities Project

Ms. Hurd-Ravich, Planning Manager, presented the Metro's Climate Smart Communities Project, which included a PowerPoint presentation. This project was enacted in 2009 as part of a statewide transportation funding bill to develop an approach for reducing greenhouse gas (GHG) emissions from small trucks and cars. The plan must seek to reduce emissions 20% below 2005 levels by 2035. The plan must be completed by 2014.

Ms. Hurd-Ravich went through the slides which detailed the elements of each scenario. The desired outcomes will include building vibrant communities, equity, economic prosperity, transportation choices, clean air and water, and climate leadership. What Metro has found so far, based on the local and regional plans, is that we can accomplish this 20% reduction except that these plans are not fully funded.

On May 30, the Metro Policy Advisory Committee (MPAC) and the Joint Policy Advisory Committee on Transportation (JPACT) made a joint recommendation to the Metro Council on a draft approach for testing. There are nine recommendations that are intended to provide Metro staff with sufficient direction to move forward with testing a draft approach that will be subject to further discussion and potential refinement after analysis.

Ms. Giunta asked where in the policy choices does it include fuel efficient vehicles. Ben Bryant, Economic Development Manager, answered that in the previous slide it detailed that in 2010 vehicles averaged 29.2 miles per gallon and in 2035, the goal is 68.5 mpg. Ms. Giunta asked why they didn't include heavy trucks. She stated that in CA and WA they have restrictive emission standards and the greenhouse gas levels are dropping. Ms. Hurd-Ravich responded that she will ask the question and get back to her. Mr. Bryant continued with the presentation that covered the straw poll results and what this means for communities.

Ms. Hurd-Ravich added that the immediate next steps in this process include Metro staff evaluating the draft preferred and develop implementation recommendations. In September, they report back results to the regional advisory committees. From September through November, public and local government reviews results and draft preferred approach and in November and December final refinements and adoption will occur.

Ms. Giunta asked about the implications for Tualatin and why it's important to us. Mr. Bryant stated that Metro recognizes that local cities are already implementing plans to increase vibrancy and town centers, but what's left are the regional issues which include transit and parking management that will influence future regional transportation

plans and urban growth boundaries. Discussion followed regarding different transit options and the limitations.

5. **COMMUNICATION FROM CITY STAFF:**

None

6. **FUTURE ACTION ITEMS**

Ms. Hurd-Ravich stated we are lacking agenda items for the July meeting and it may be canceled. In August, there is a full agenda with a Basalt Creek update and an update from Tom Mills at Trimet regarding the SW Enhancement Study. There will also be information regarding the Plan Text Amendment on Mohave Court which is the area behind Applebees. In addition, there may be information regarding the Tigard ballot initiative that was passed in March. Mr. Grile asked about additional sign variances for Nyberg Rivers. Ms. Hurd-Ravich responded that we have not received any recently. Mr. DeHaan asked about the Espedal site. Ms. Hurd-Ravich answered that they recently submitted an architectural review. The project has been scaled back and did not need a variance.

7. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

None.

8. **ADJOURNMENT**

MOTION by Beers SECONDED by Aplin to adjourn the meeting at 7:57 pm. MOTION PASSED 6-0.

_____ Lynette Sanford, Office Coordinator



MEMORANDUM

CITY OF TUALATIN

TO: Tualatin Planning Commissioners

THROUGH: Aquilla Hurd-Ravich

FROM: Aquilla Hurd-Ravich, Planning Manager

DATE: 09/18/2014

SUBJECT: TriMet's Service Enhancement Plan

ISSUE BEFORE TPC:

Presentation regarding TriMet's Southwest Service Enhancement Plan

EXECUTIVE SUMMARY:

At the request of the Tualatin City Council, and many other Southwest Corridor partners, one of the central elements of the Southwest Corridor Plan was the inclusion of improved local bus service. For the last several months, TriMet has conducted a significant amount of public outreach to gain a better understanding of the transit interests in Tualatin and the surrounding areas. Based on feedback received, TriMet created a draft new bus service map for the Southwest Corridor, including Tualatin. At tonight's meeting, TriMet's Senior Planner, Tom Mills, will discuss the purpose and process for the plan.

Over the next few months, TriMet will share this draft service plan with various community groups to gather additional feedback. The goal will be to find "early wins" as well as long-term changes to bus routes, frequencies and time of service.

Attachments: A. Southwest Service Enhancement Plan Presentation

The Future of Transit

Southwest Service Enhancement Plan



Presentation to the Tualatin Planning Commission
September 18, 2014

www.trimet.org/future

Service Enhancement Plans

**A meaningful public engagement for creating a shared vision
for making transit better**



- ☐ Better serve the growing region
- ☐ More local and regional service
- ☐ Connections to jobs, education and services in communities and throughout the region

Where We Are In The Process

Public Outreach & Research Existing Plans

Collect & Map Data

Determine & Share Common Themes

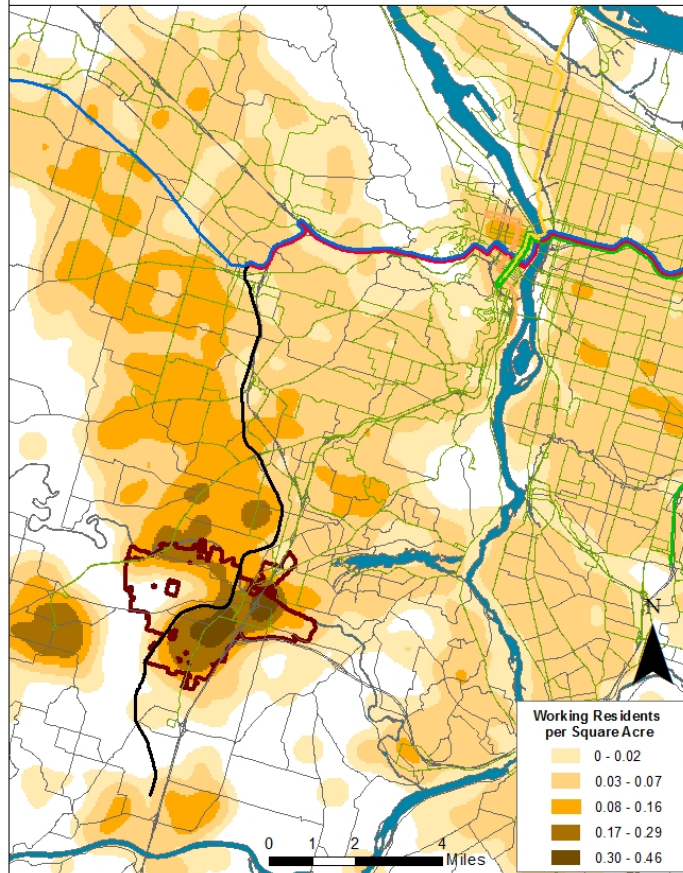
Draft Transit Service Vision & Partnership Opportunities

Gather Feedback

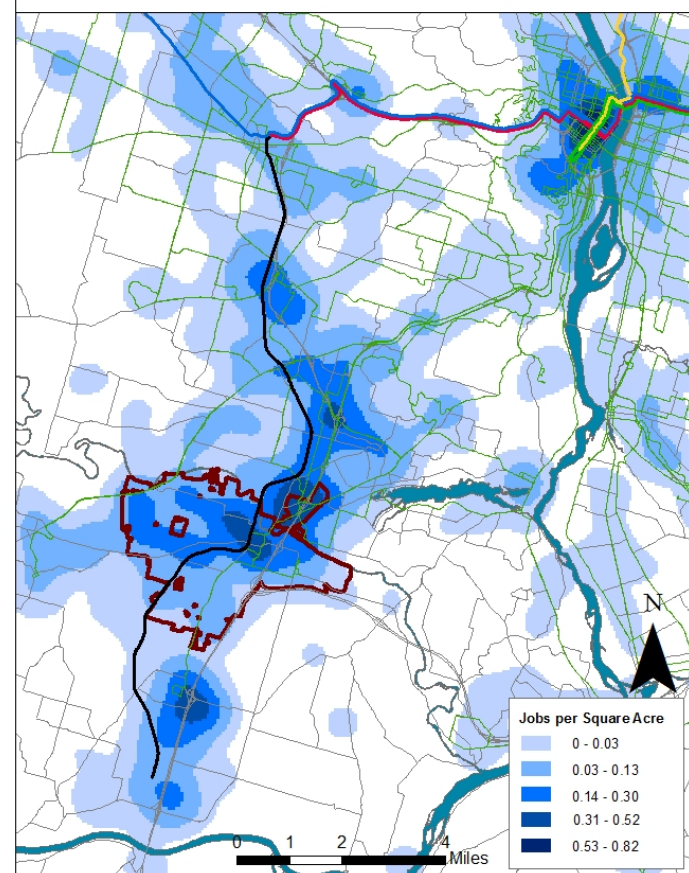
Refine & Finalize Transit Service Vision

Where People Live & Work

Where Tualatin Area Workers Live



Where Tualatin Residents Work



SWSEP Outreach – Community Meetings



❑ 6 Community Meetings

- Tigard – Nov. 6th
- Lake Oswego – Jan. 9th
- West Linn – Jan. 15th
- Sherwood – Jan. 16th
- SW Portland – Jan. 23rd
- Tualatin – Feb. 13th

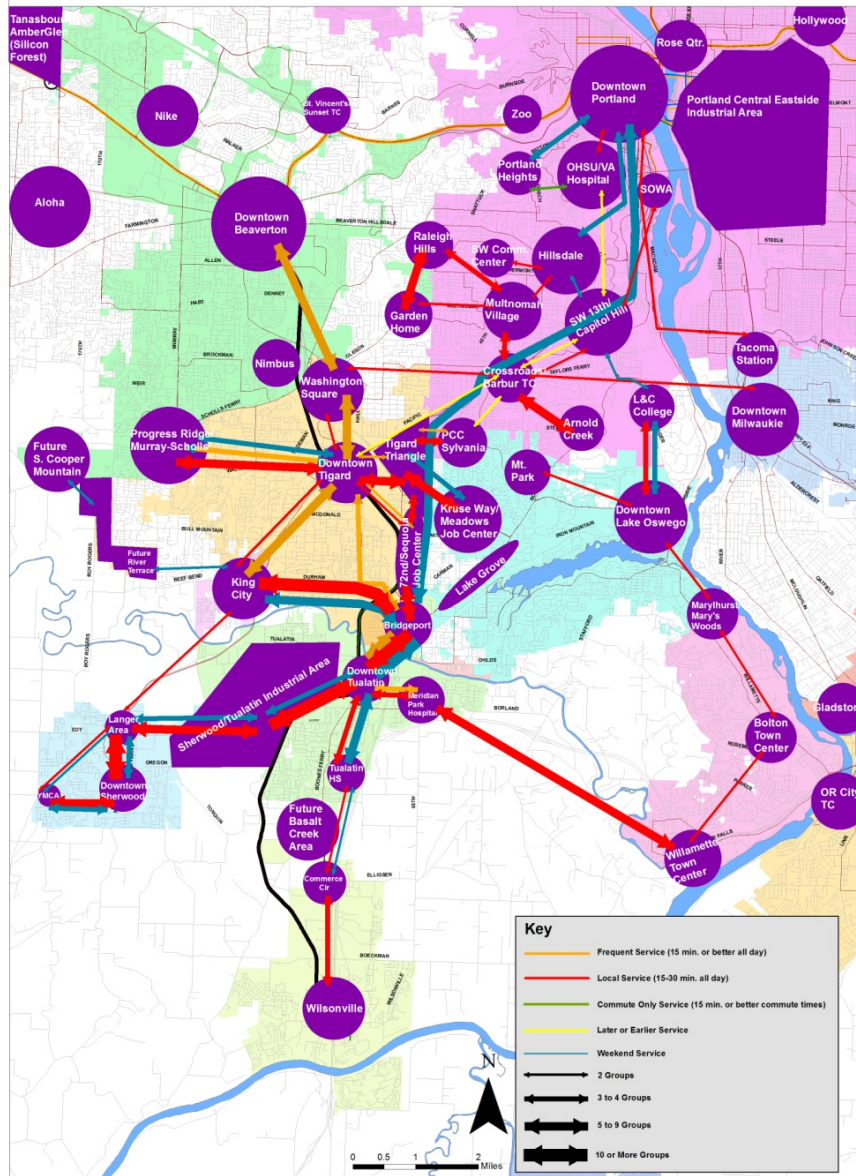
❑ 4 Key Populations Meetings

- Tualatin YAC – Mar. 6th
- St. Anthony's Church – Mar. 16th
- OHSU – Mar. 19th
- Neighborhood House – Mar. 27th

❑ Participation

- +200 participated in community meetings
- 55 stakeholder meetings

SW SEP Charrette Results, March 2014



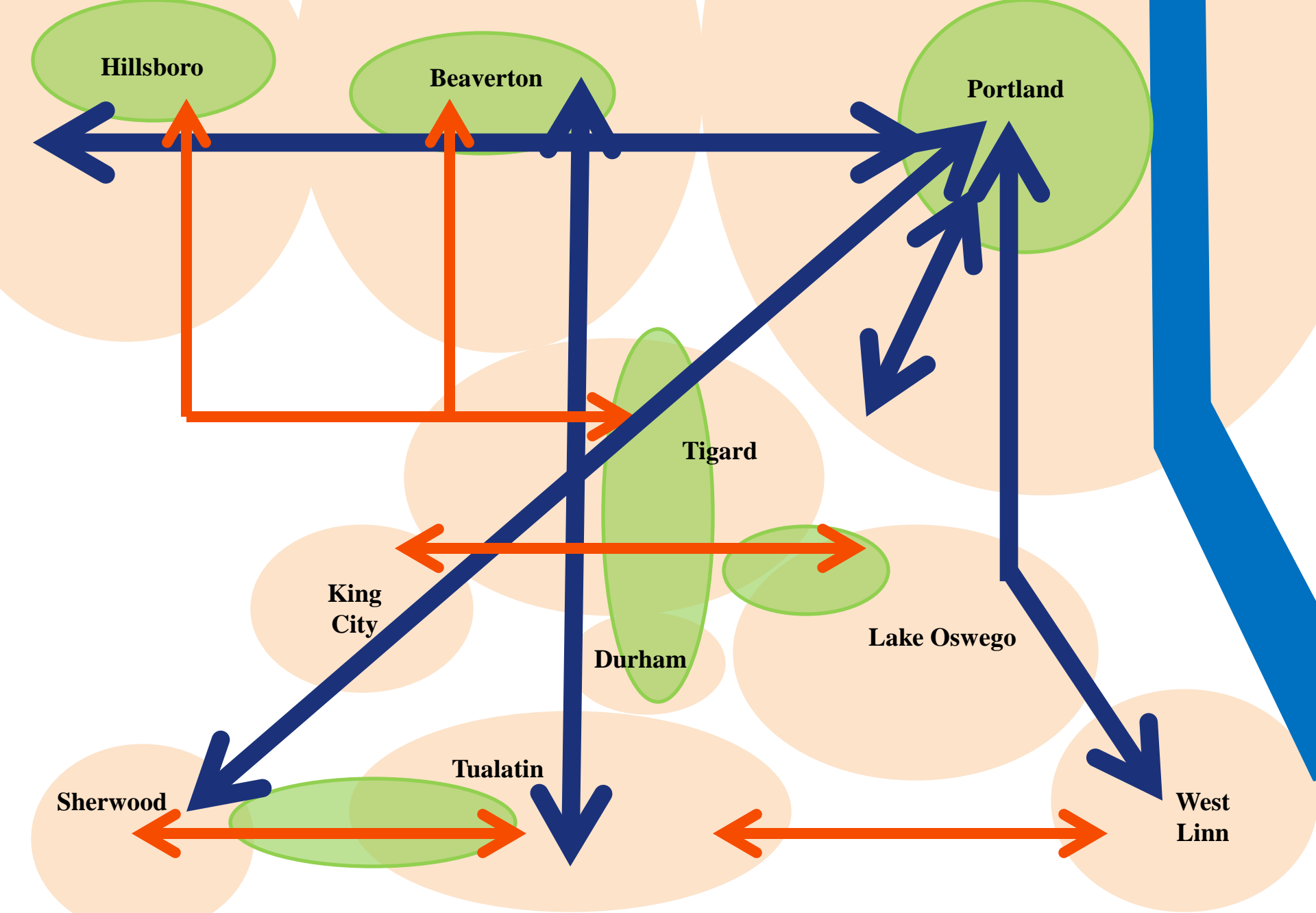
Outreach: Survey



Transit Survey

- ☐ Online & Hard Copy
- ☐ English/Spanish/Vietnamese
- ☐ Postcard/Email/Facebook
- ☐ Drawing for 10-Adult TriMet Passes

<http://future.trimet.org/southwest/>



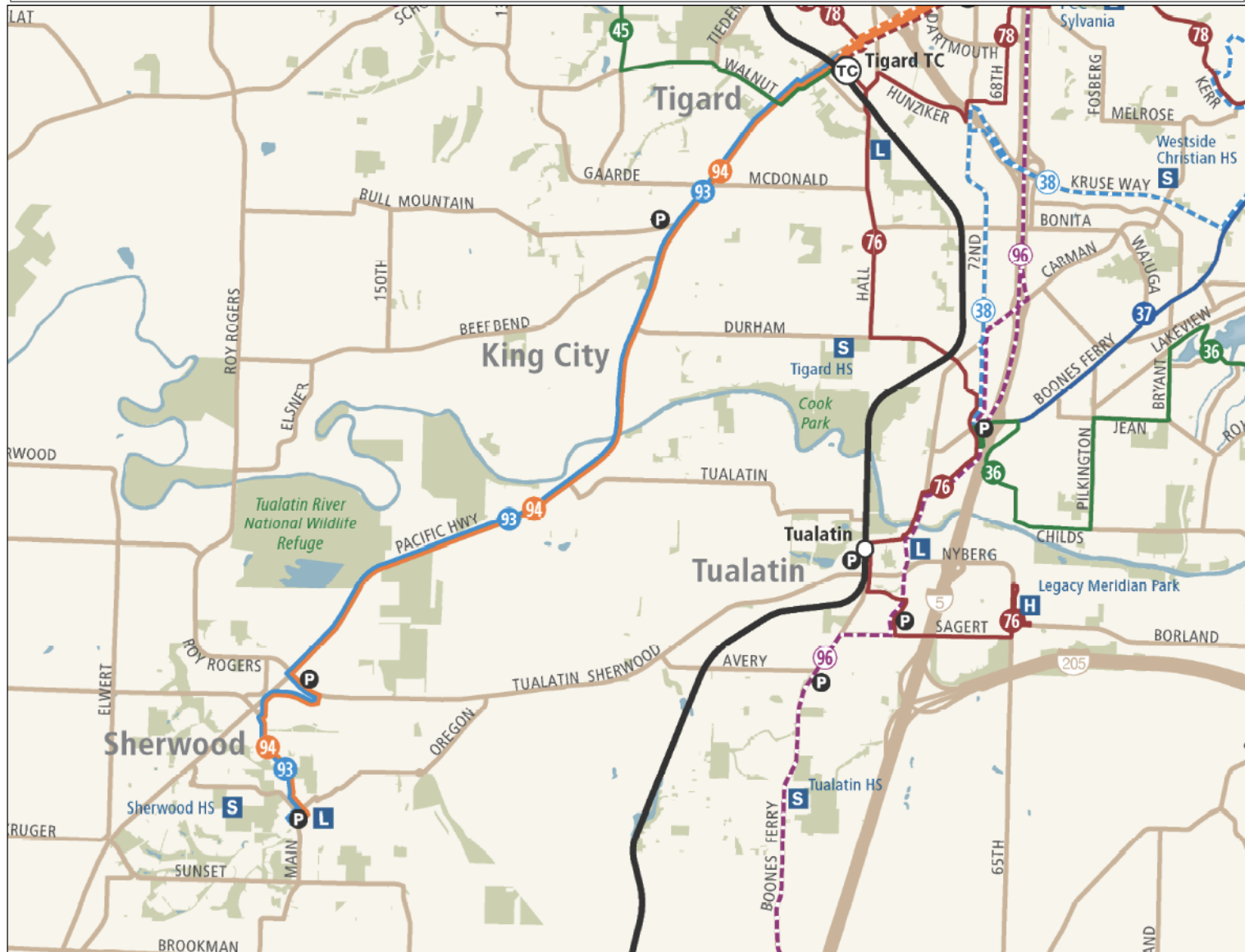
SWSEP Outreach – Draft Vision Assumptions/Legend

Assumptions

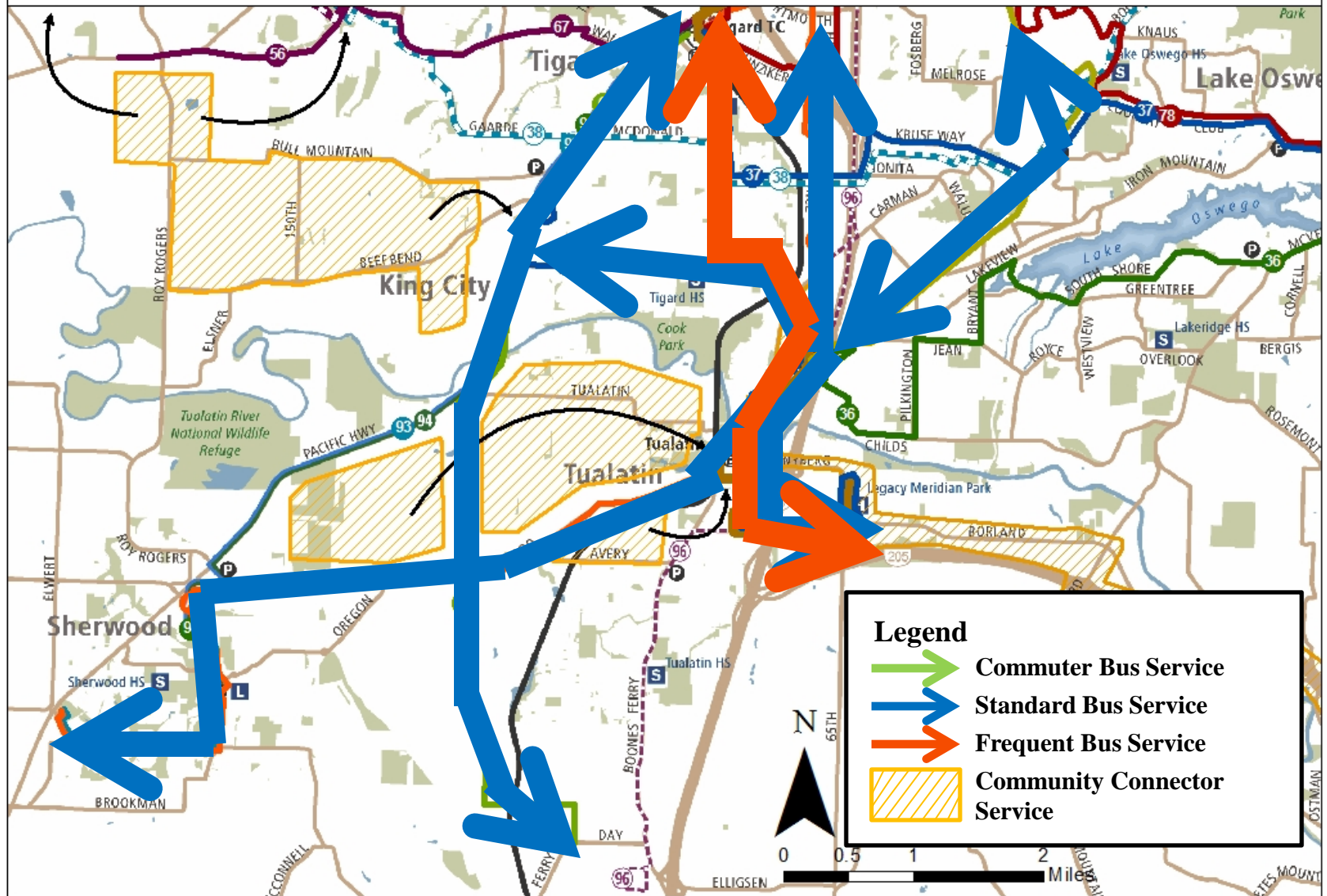
- ☐ Long-term vision
- ☐ Doesn't include HCT
- ☐ Bold, but realistic



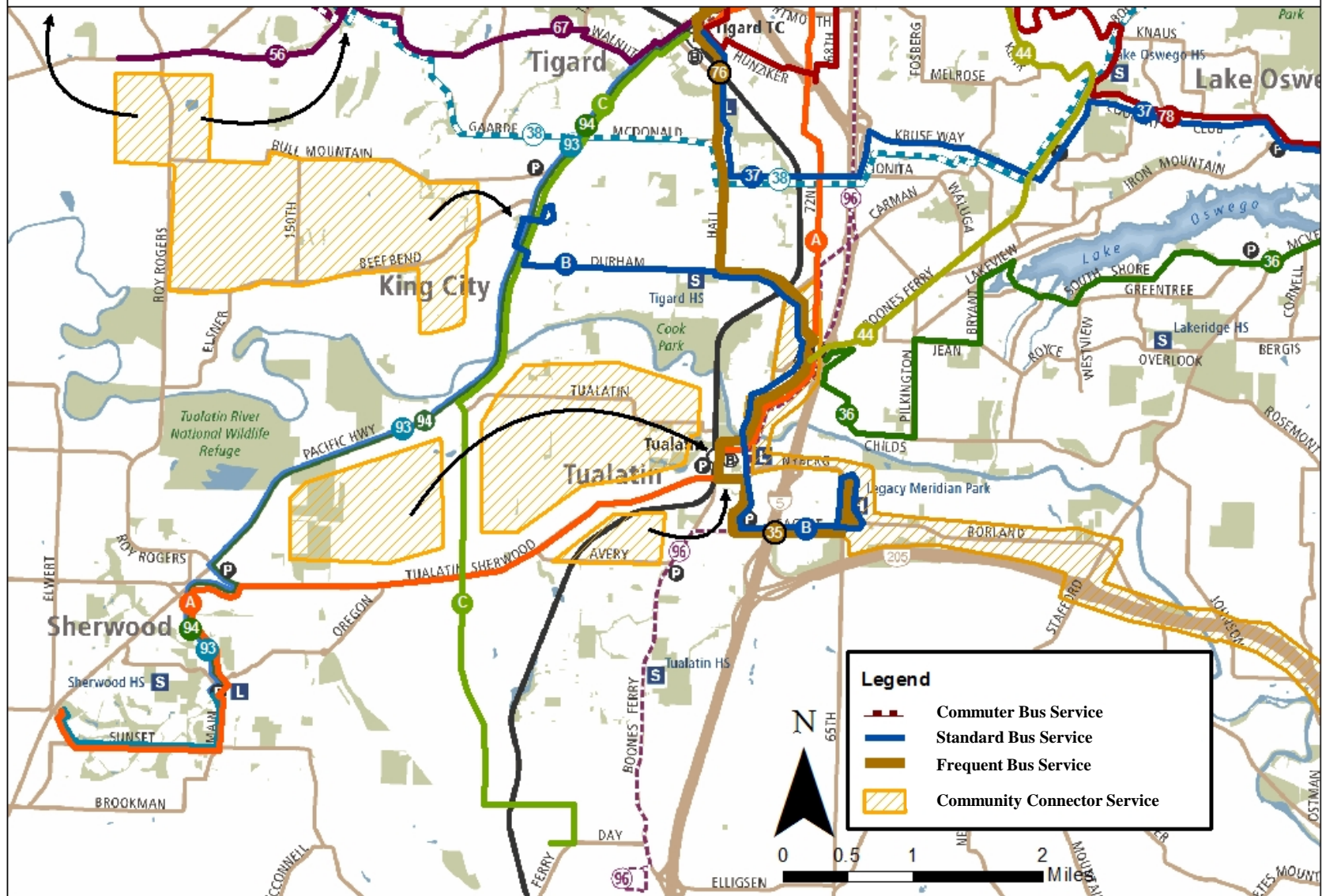
Current Bus Lines – Sherwood and Tualatin



Southwest Service Enhancement Plan Draft Vision: Sherwood and Tualatin

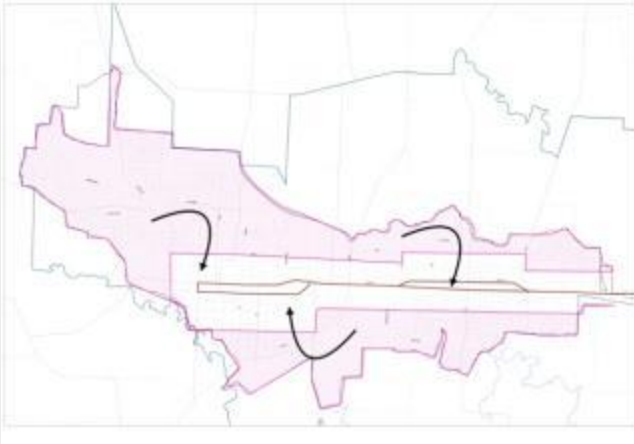


Southwest Service Enhancement Plan Draft Vision: Sherwood and Tualatin



Taking the Tualatin Shuttle into the Future

Forest Grove Community Circulator



In Service Now: GroveLink





www.trimet.org/future



STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Commissioners

THROUGH: Aquilla Hurd-Ravich

FROM: Cindy Hahn, Associate Planner

DATE: 09/18/2014

SUBJECT: Basalt Creek Concept Plan - Project Update

ISSUE BEFORE TPC:

Tonight's presentation to the Planning Commission about the Basalt Creek Concept Plan project focuses on themes derived from stakeholder input, a land capacity analysis, and a summary of the development themes that will be used to develop land use scenarios for the study area. No action by the Planning Commission is required; the presentation is for informational purposes.

EXECUTIVE SUMMARY:

During the past two months, the project team has gathered feedback from a variety of stakeholders through a public workshop and online survey, interviews and focus groups, as well as the Tualatin and Wilsonville Joint City Council, which is acting as the Steering Committee for the Basalt Creek Concept Plan project. This information was used to develop themes about employment, retail, housing, natural areas, transportation and infrastructure in the study area. In addition, a land capacity analysis has been prepared to identify buildable land categorized by suitability for different kinds of development. This will all help inform creation of development themes to evaluate in the Envision Tomorrow planning tool. The development themes will form the basis for preliminary land use alternative scenarios for the study area.

On September 8, a similar presentation was given to the City Council and the project team asked the City Council for direction about the range of development themes that should be evaluated for the study area. At tonight's meeting, staff will present a verbal summary of the City Council discussion from the September 8 Work Session.

NEXT STEPS

Three primary decision points remaining for the Joint Tualatin and Wilsonville City Council include:

- December 2014: Preferred Land Use Scenario
- Spring 2015: Jurisdictional Boundary
- Fall 2015: Final Concept Plan

In preparation for the next Joint City Council Work Session in December, staff will present Basalt

Creek project updates to the Planning Commission, Tualatin Parks Advisory Committee, and the City Council in October and November.

Attachments: A. Presentation



Summary of Stakeholder Feedback + Land Capacity Analysis

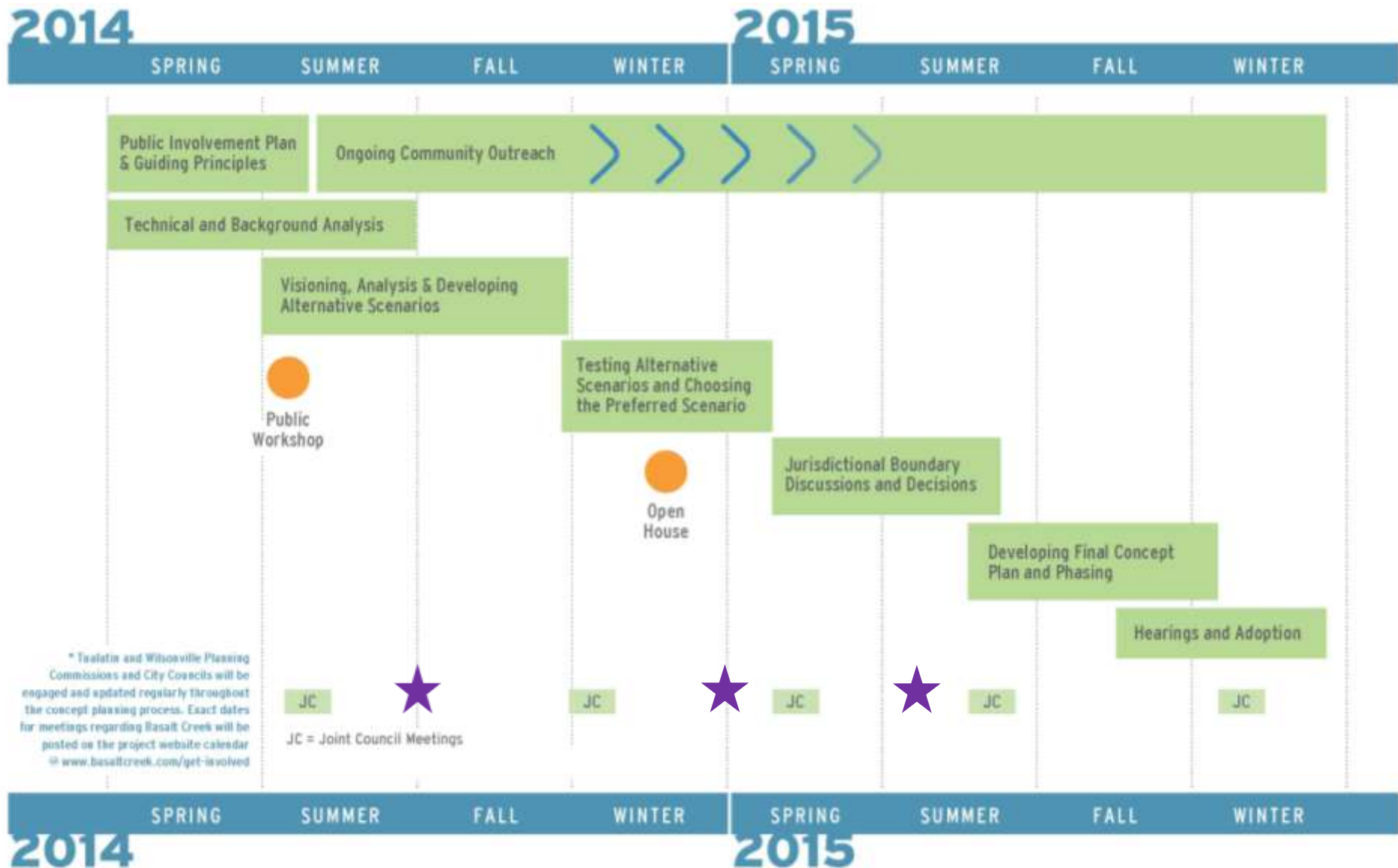
Tualatin Planning Commission
9/18/14



Overview

- I. Project Status Update
- II. Summary of Stakeholder Feedback
- III. Land Suitability Analysis
- IV. Development Themes
- V. Discussion
- VI. Next Steps

I. Project Status



II. Summary of Stakeholder Feedback

Workshop




Online Survey

Basalt Creek Workshop Survey
Page One

Welcome to the Basalt Creek Workshop Survey!

This survey is based on polling questions that were asked of attendees at a public workshop for the Basalt Creek planning area on Tuesday, June 17th. Approximately 50 people attended the workshop, but we want to get input from even more community members—including you! The survey includes 32 questions and should take only take 5-10 minutes.

If you would like to find out more project details before taking the survey, please visit www.basaltcreek.com



Next

Survey Software powered by SurveyGizmo

Basalt Creek Workshop Survey

8.

Is the following appropriate for Basalt Creek?
Big Box retail (large-scale/auto-oriented)

☐ Yes
☐ No
☐ Neutral
☐ Not sure



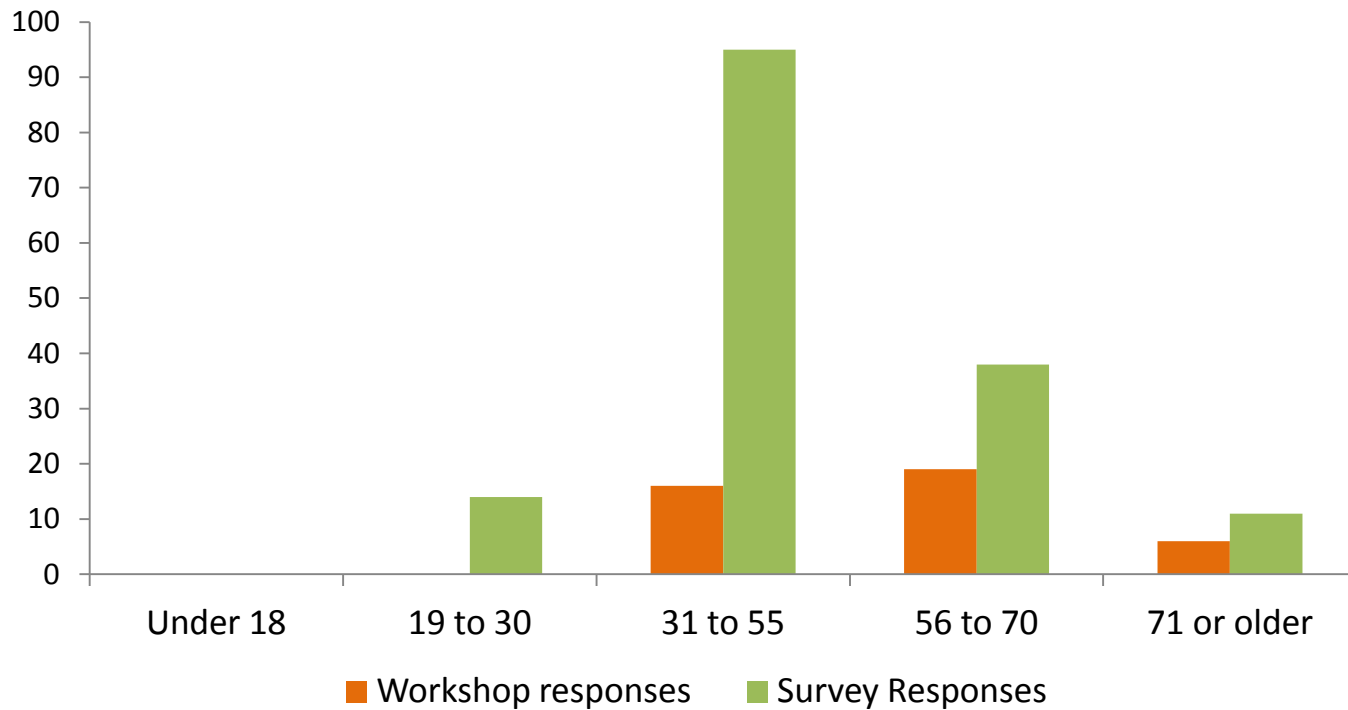
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Survey Software powered by SurveyGizmo

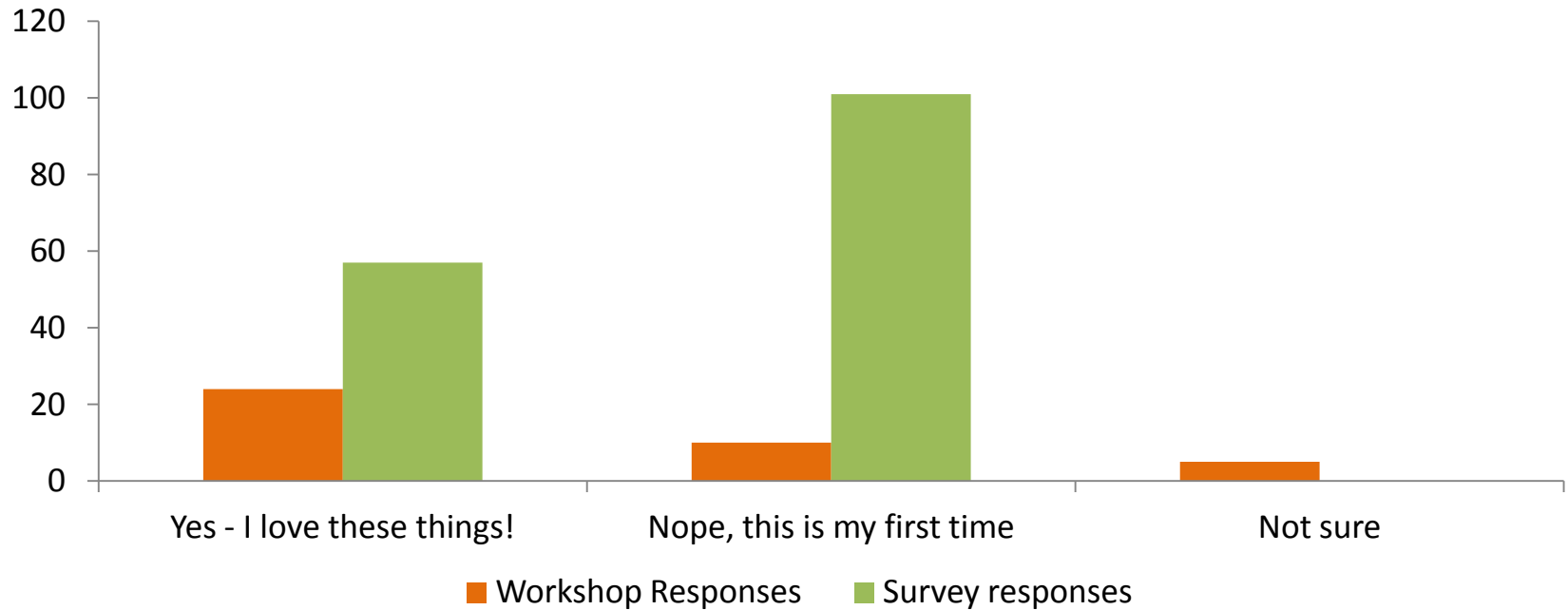
Workshop and Online Survey Participants

How old are you?



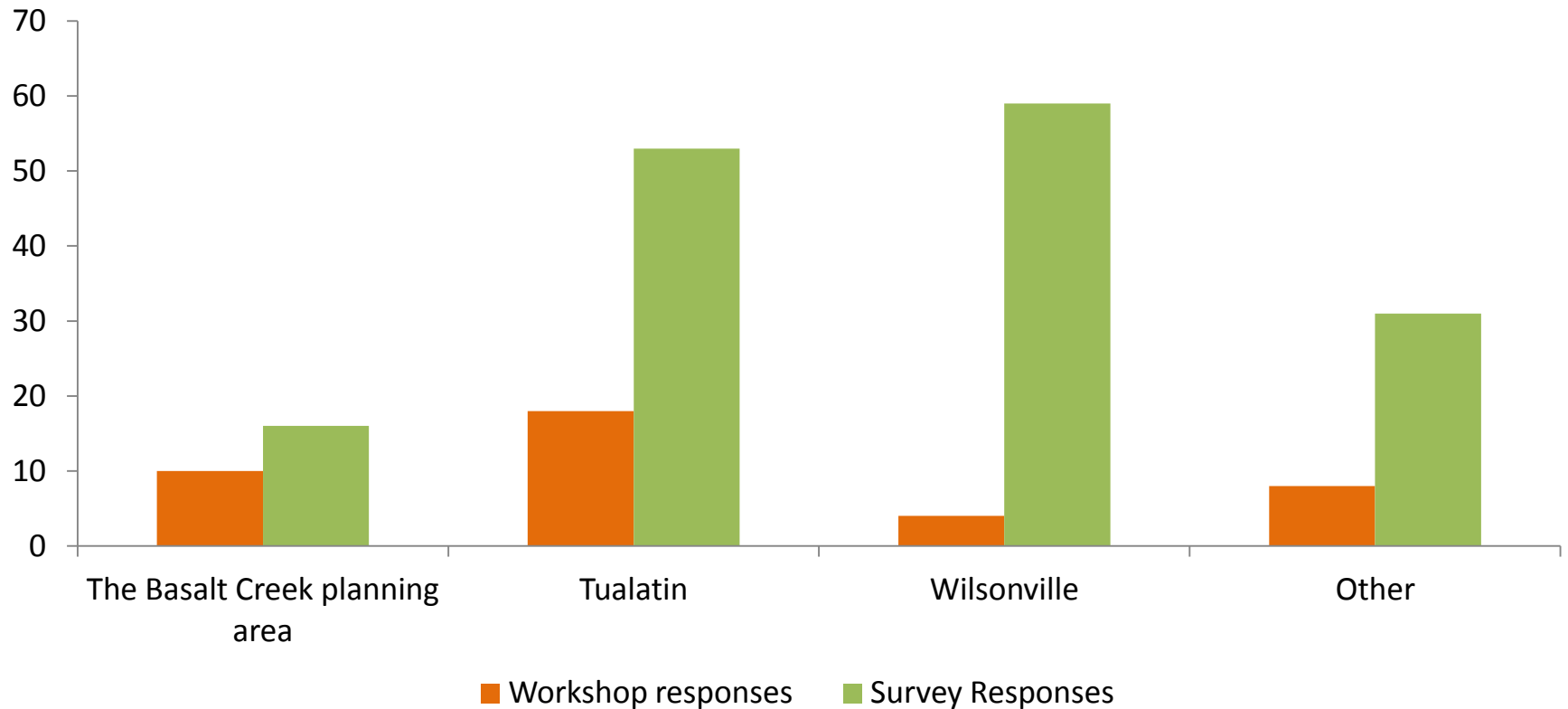
Workshop and Online Survey Participants

Have you participated in a public planning workshop or activity before?



Workshop and Online Survey Participants

Where do you live?



Workshop Themes

- Wide range of ideas
- Housing to the north, industrial to south
- Protect existing neighborhoods
- Open to a range of employment and commercial uses
- Appropriate transitions between land uses



Online Survey Themes

- Less focus on housing
- More support for retail in general, restaurants specifically
- Less support for warehousing and industrial flex space
- More interest in public access to natural resources



Focus Groups & Interview Themes

- Industrial development types changing
- Housing preferences changing
- Employers consider amenities
- Land assembly is a challenge
- Property owners
 - Desire for flexibility in land use
 - Concerns about development impacts on quality of life

Joint Council Themes

- Meet regional responsibility for jobs & housing
- Capitalize on area's assets
- Protect existing neighborhoods
- Maintain Cities' unique identities



Joint Council Themes

- Explore creative approaches, integration of employment and housing
- Ensure appropriate transitions between land uses
- High quality design and amenities for employment

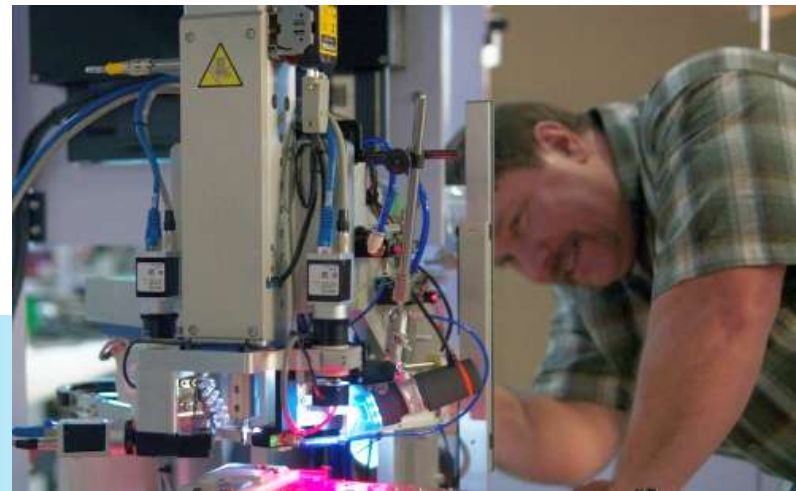


Themes by Topic Area

- Employment
- Retail
- Housing
- Natural areas
- Transportation
- Infrastructure

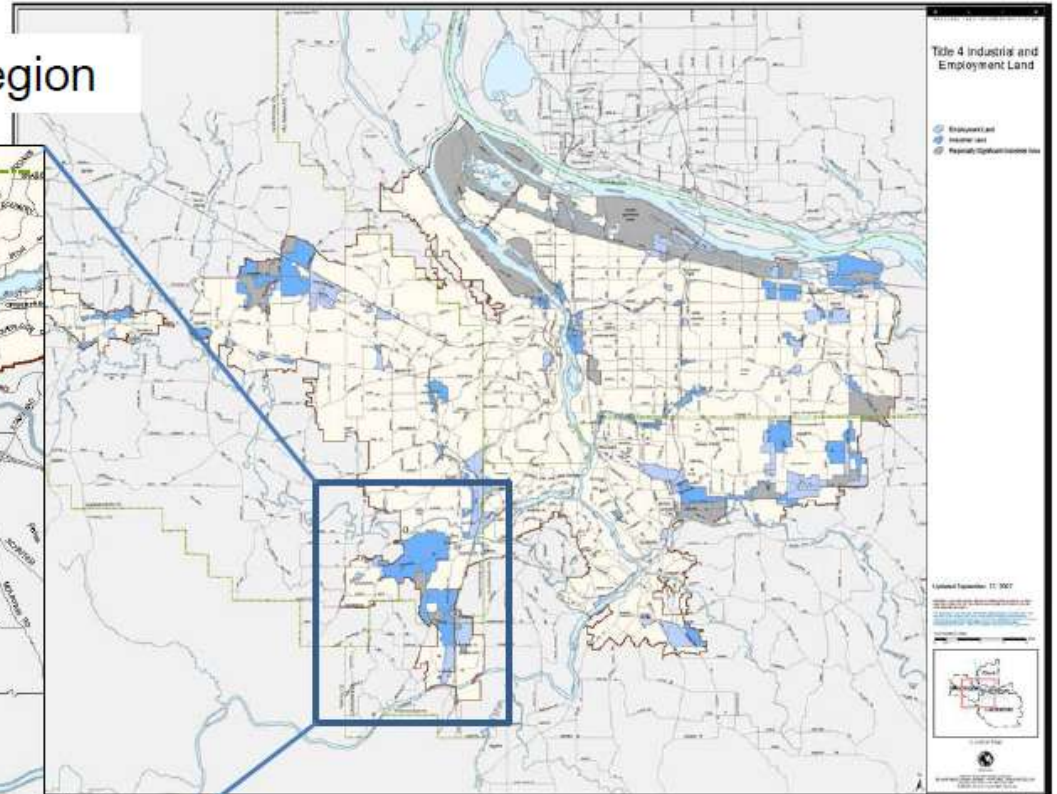
Employment Themes

- Employee amenities important
- Desire to live near workplace
- Oregon is a place where manufacturing still matters - #2 nationally



Employment Themes

Industrial Land throughout Region



Land for industrial employment is priority for Basalt Creek area

Retail Themes

- No market for major retail
- No desire for large retail
- Seen as an amenity and supplement to other uses



Housing Themes

Developer feedback:

- Smaller lot sizes more acceptable
- Demand for:
 - High end product
 - Single-story
 - Ability to “lock-and-leave”
- More revenue for res. development than industrial, more readily marketable



Natural Areas Themes

- Parks and natural resources top priorities, major assets
- Desire for public access to creeks
- Need to balance access with conservation



Transportation Themes

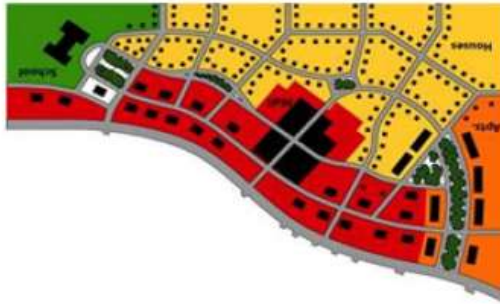
- Transportation options a priority



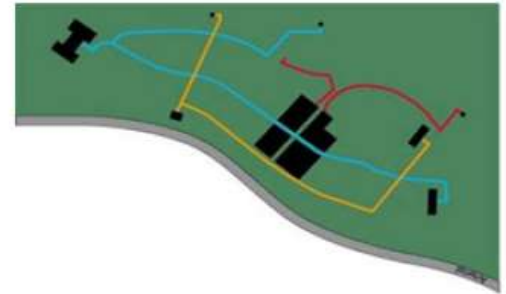
Transportation Themes

- Connectivity important

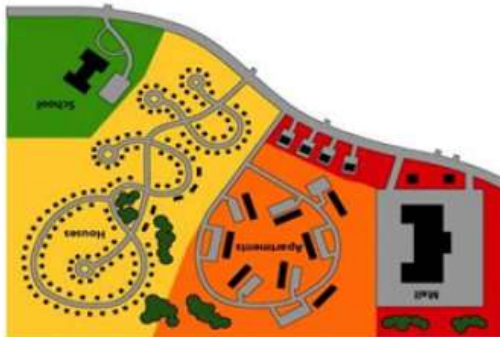
Well connected streets →



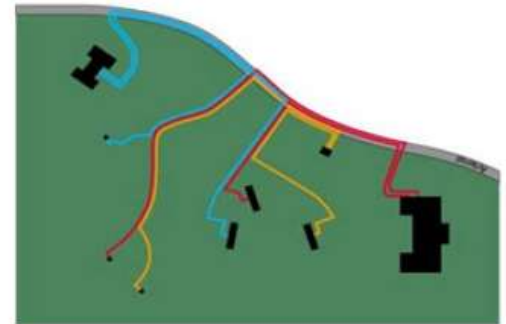
Well connected streets create more route options and diffuse traffic →



Poorly connected streets →



Poorly connected streets lead users to take the same routes, increasing congestion →



Transportation Themes

- Desire for walkable/bikable neighborhoods *and* employment

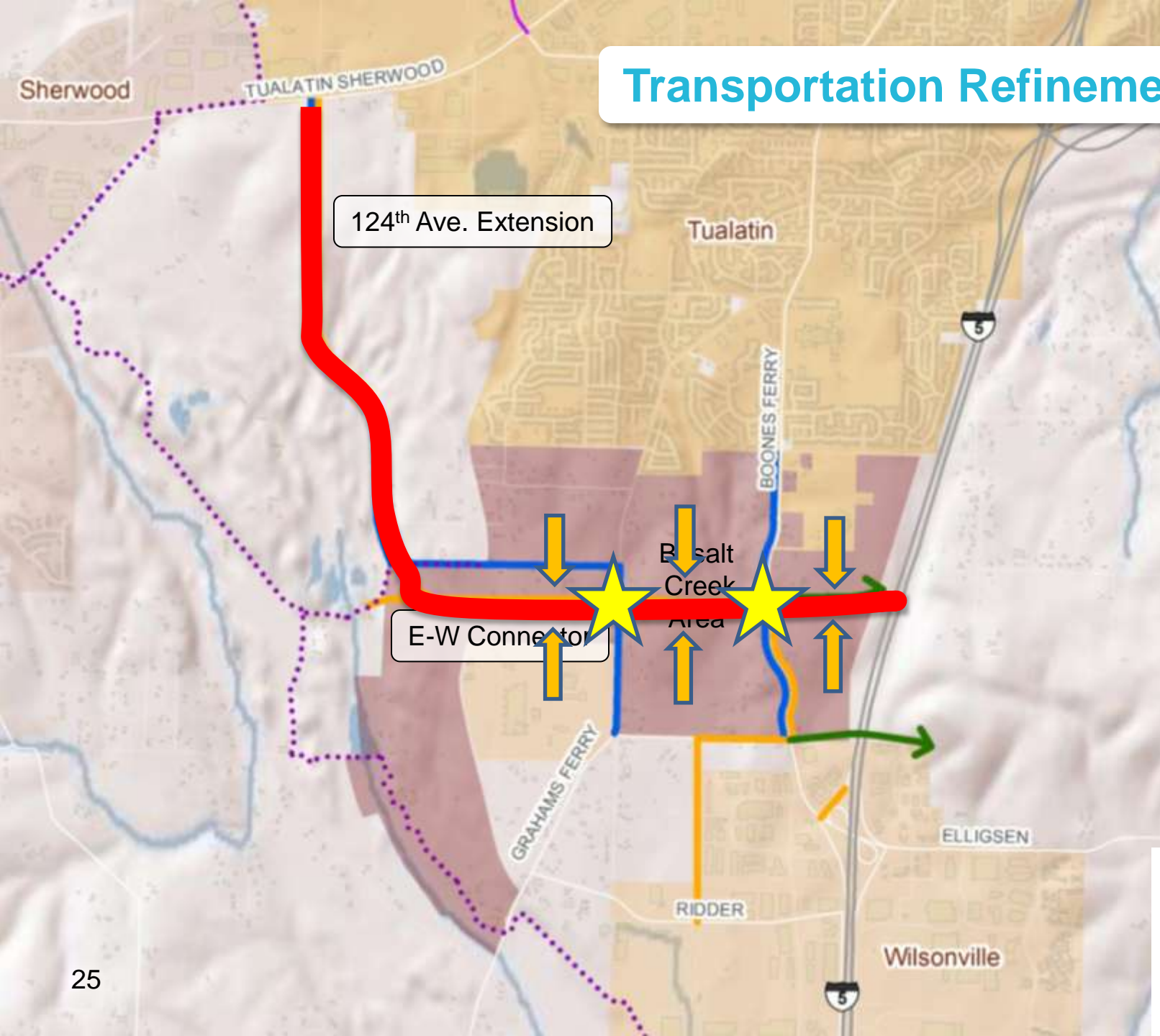


Transportation Themes

- 124th extension: big opportunity for industrial access
- Study benefits of non-grade crossing of E-W connector
- Concerns: impacts of heavy truck traffic



Transportation Refinement Plan



124th Ave. Extension

E-W Connector

Salt Creek Area

Road Projects

- Long Term
- Medium Term
- Short Term

Transportation Themes

- Bike & Pedestrian overpass/underpass examples



Infrastructure Themes

- Developer preference for regional (rather than on-site) stormwater management
- Phasing and provision of infrastructure major issue to be solved

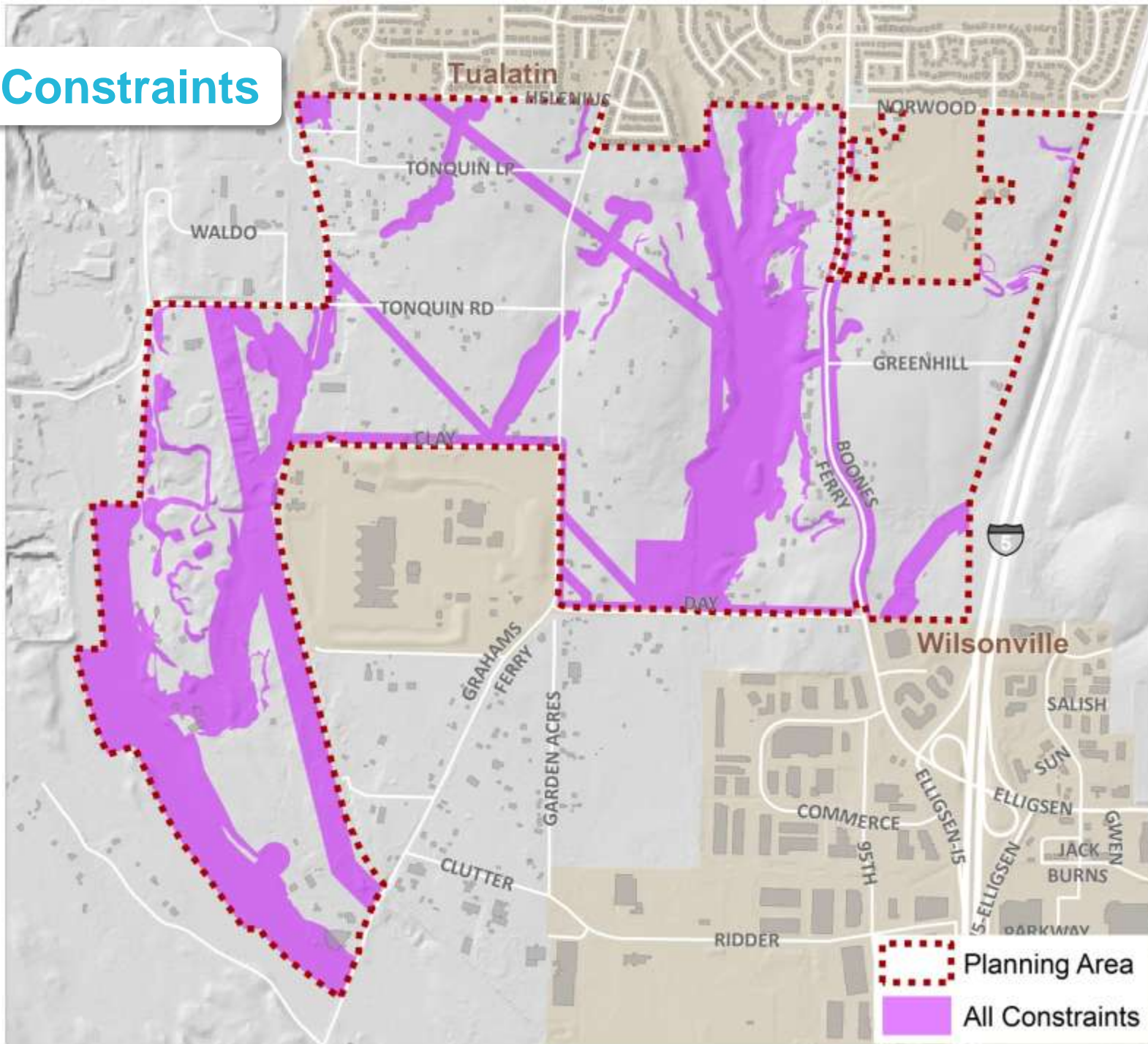


Infrastructure Themes

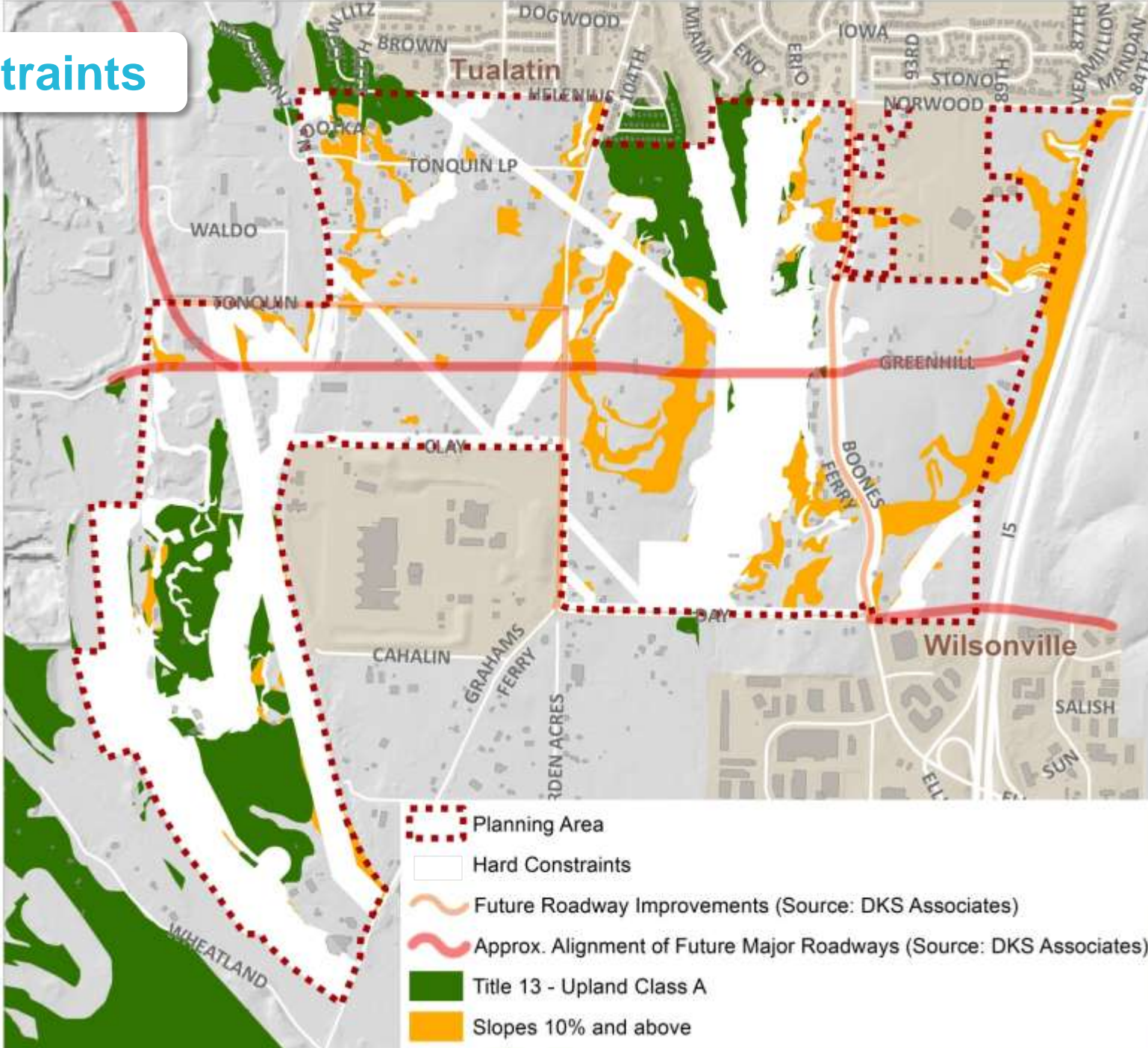
- Connections are available for sewer service to Basalt Creek.
- Water supply options are available from both Wilsonville and Tualatin
- Stormwater facilities will require local conveyance as well as onsite and possibly regional facilities

III. Land Suitability Analysis

All Hard Constraints



Soft Constraints



Land Supply

Vacant Land



Ready to build, no major structure on site

Redevelopable Land



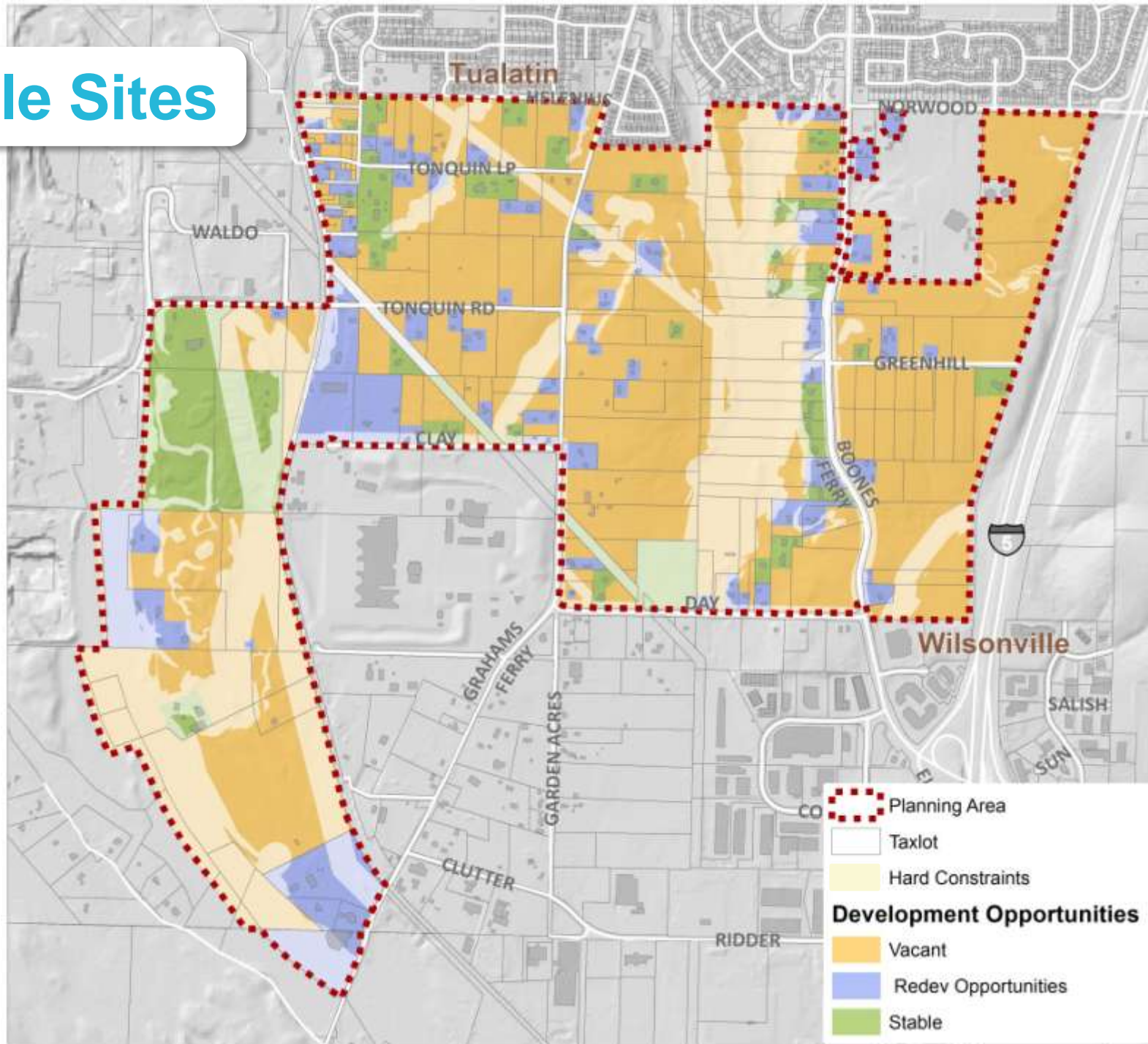
Some redevelopment potential
(expansion of current use or
change in use)

Stable Land







Structures on land, will not
change uses in the near
future

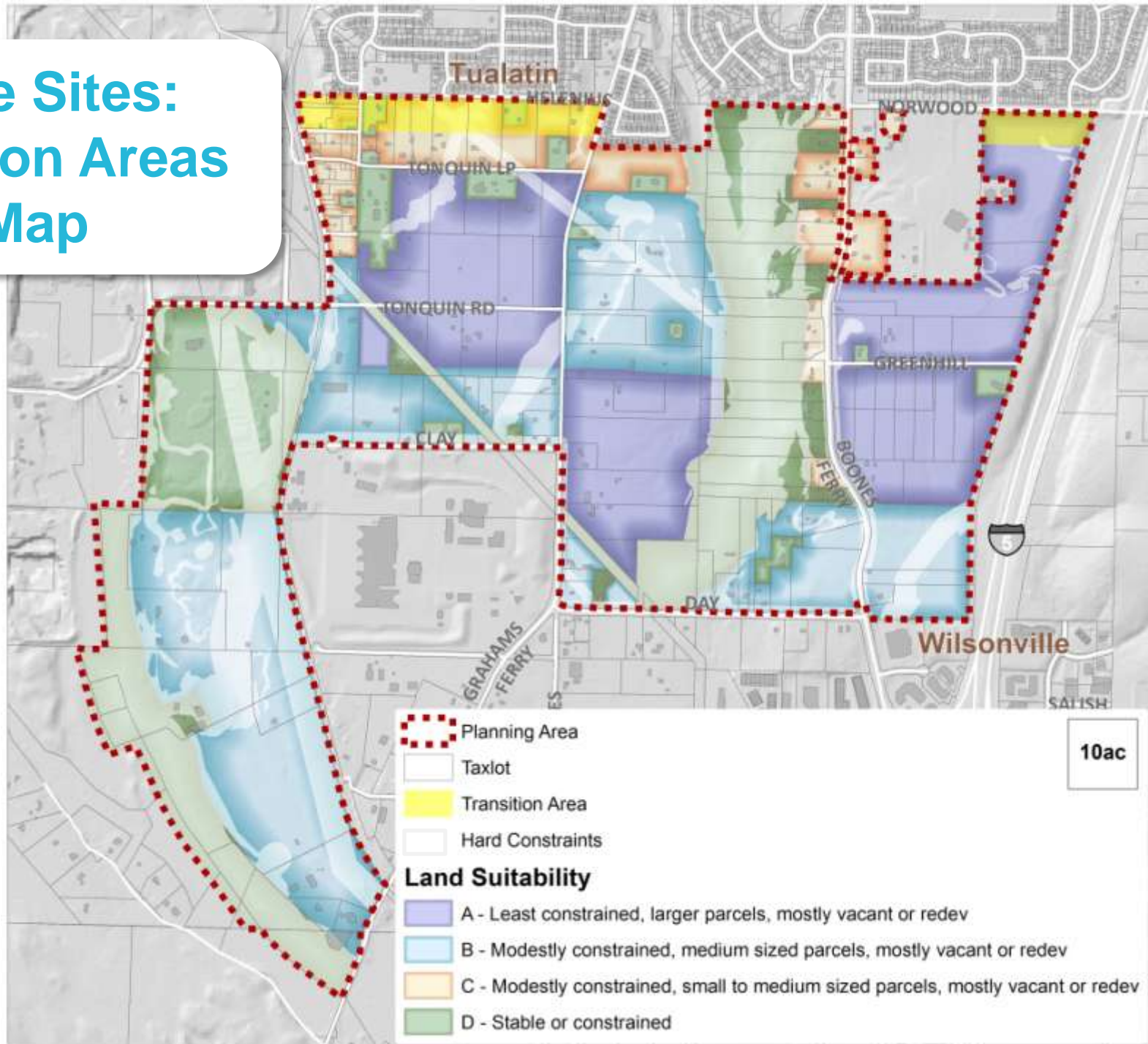
Suitable Sites



Land Suitability Categories

CATEGORY	CHARACTERISTICS	SYMBOL
A	Least constrained, larger parcels, mostly vacant or redevelopable	
B	Modestly constrained, medium-sized parcels, mostly vacant or redevelopable	
C	Modestly constrained, small- to medium-sized parcels, mostly vacant or redevelopable	
D	Stable or constrained	

Suitable Sites: Transition Areas - Final Map



Buildable Land by Suitability Category*

Suitability Category	Vacant Acres
A	197
B	144
C	38
D	12

Traditional Planning to Scenario Planning



Develop a range of scenarios

A



B



C

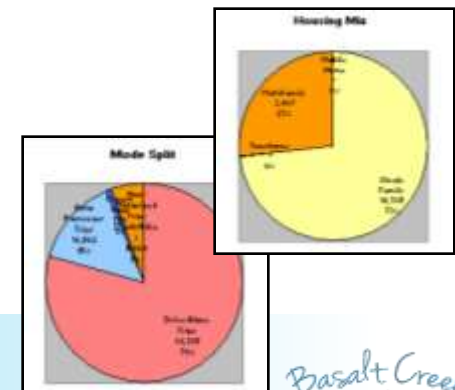


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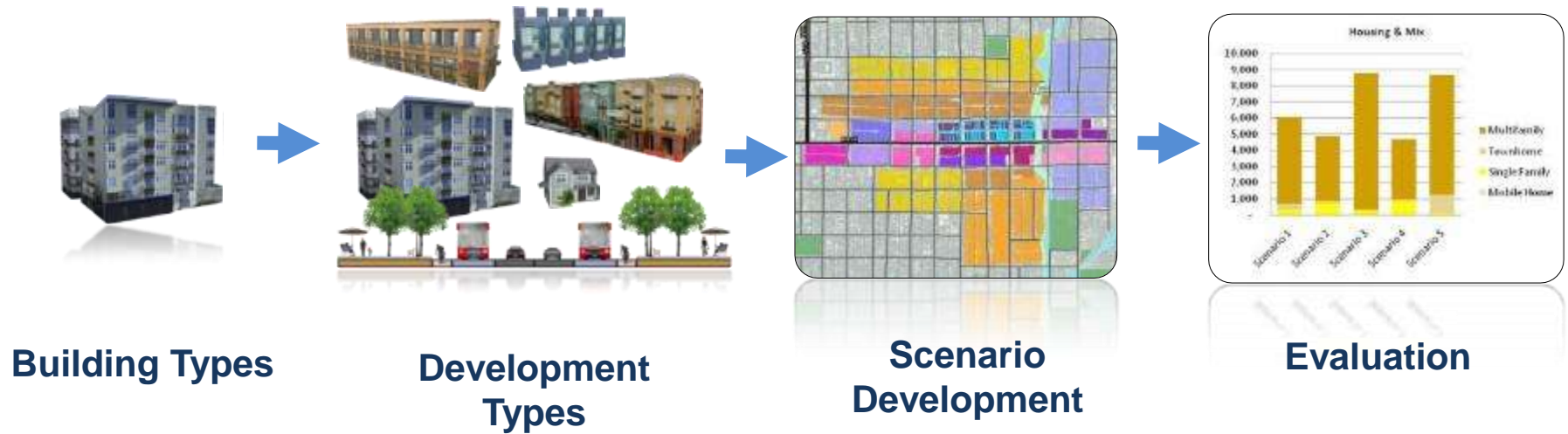


POWERFUL ANALYTICAL TOOLS

Public Domain and Open Source

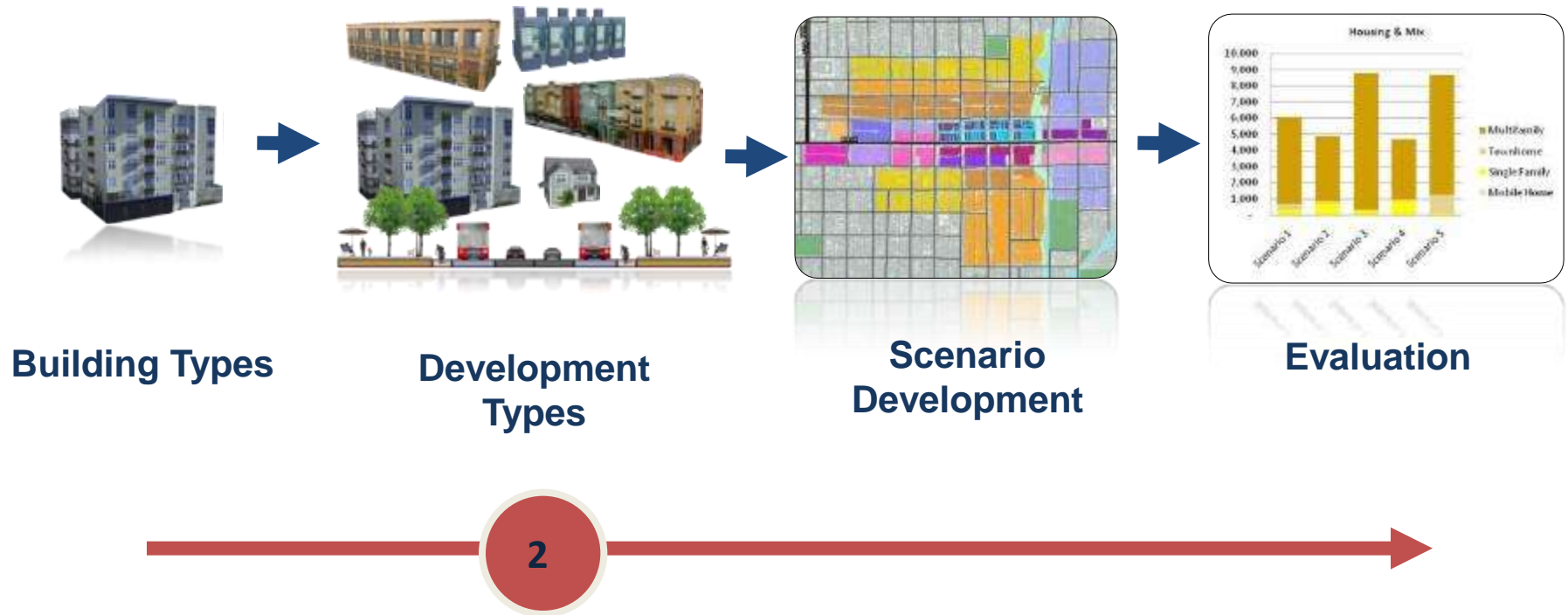


Scenario Building Process

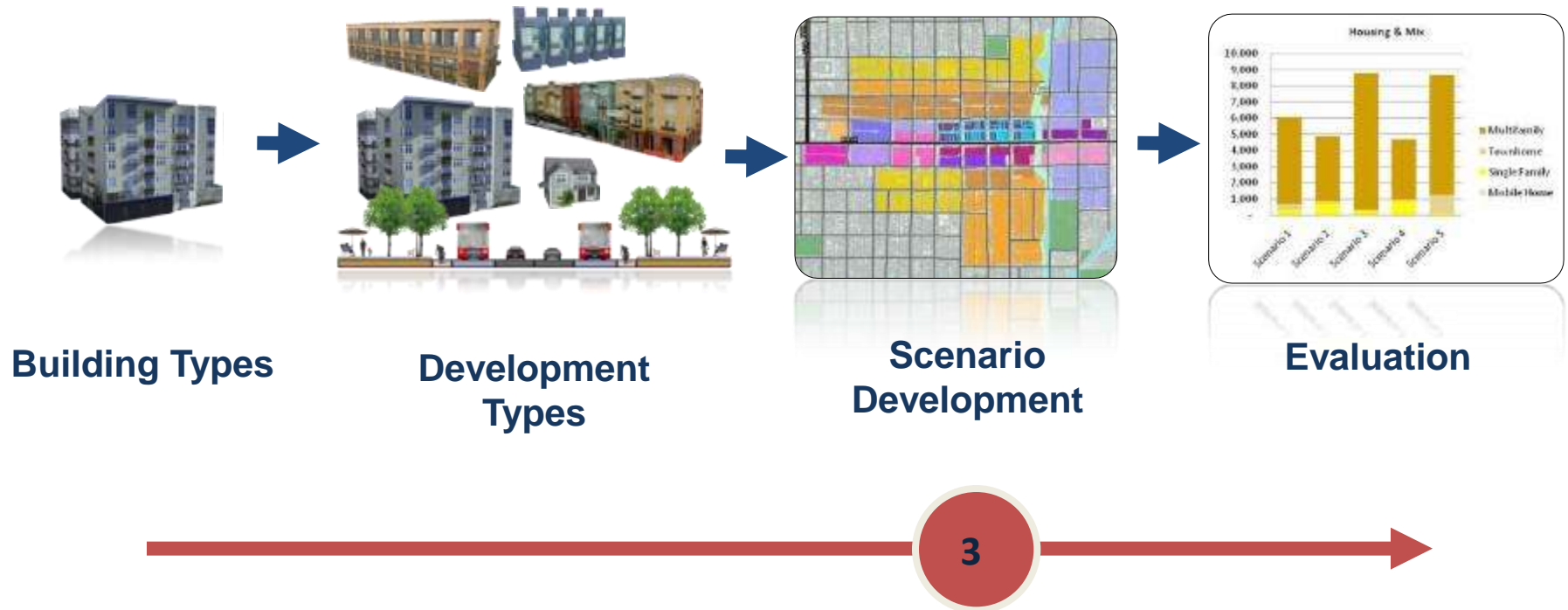


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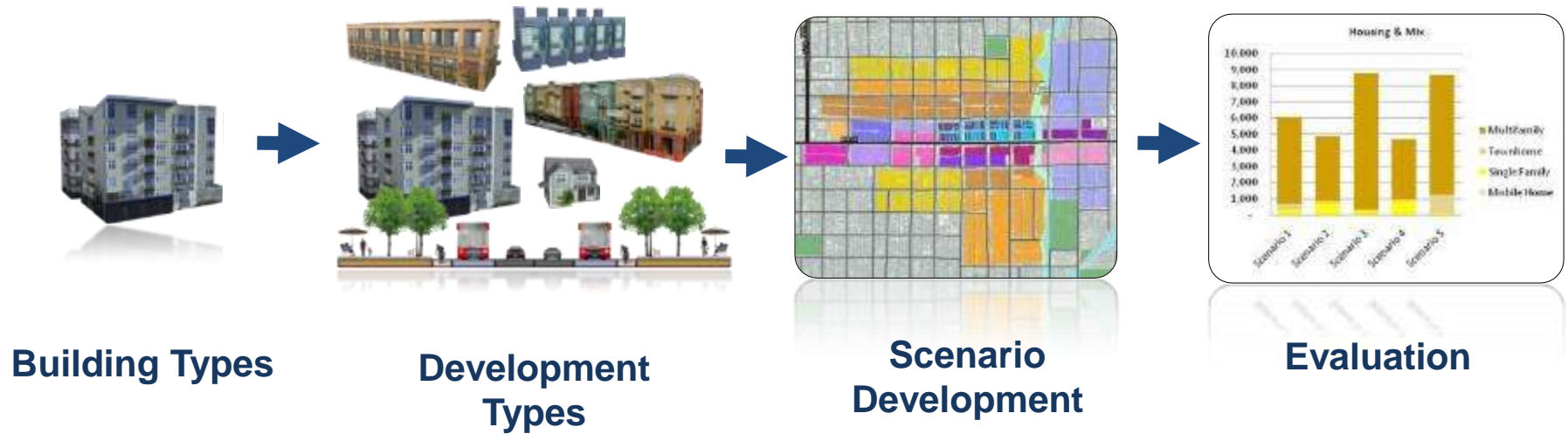
Scenario Building Process



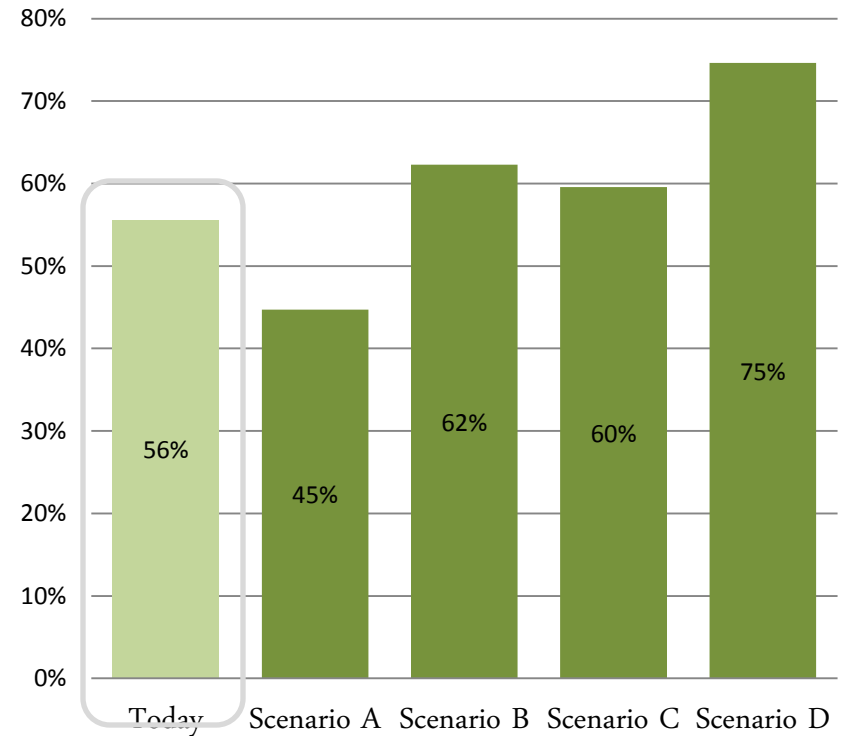
Scenario Building Process



Scenario Building Process

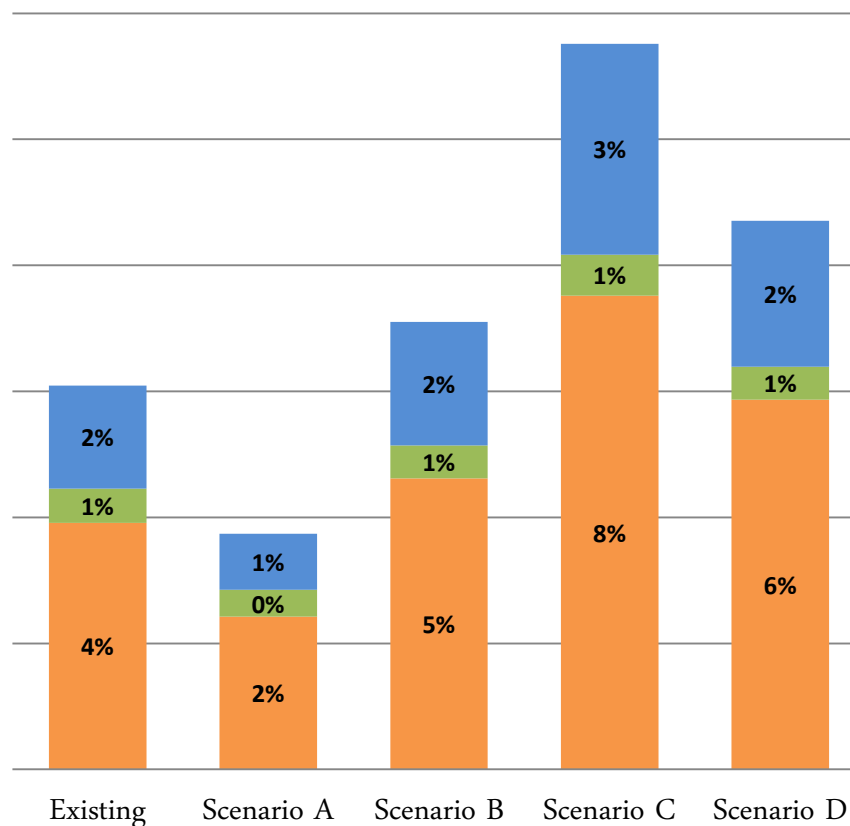


Access to Nature and Recreation



Households within 1/4 mi. of parks and trails

Walking, Biking, & Transit



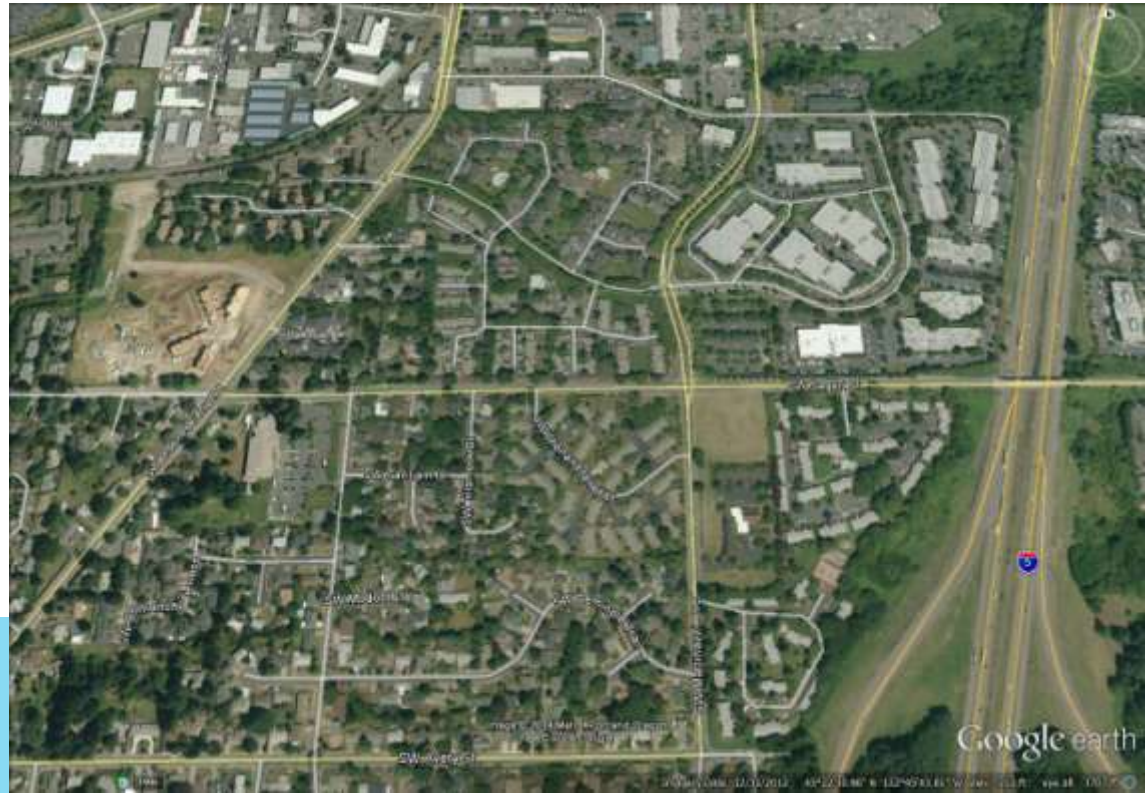
Percent of All Trips Made

Remainder of trips are made by car

IV. Development Themes

Base case

- Conventional fulfillment of the forecast



Development Themes

Industrial focus

- High wage jobs, high quality design, access for freight



Development Themes

Creative mixed-use

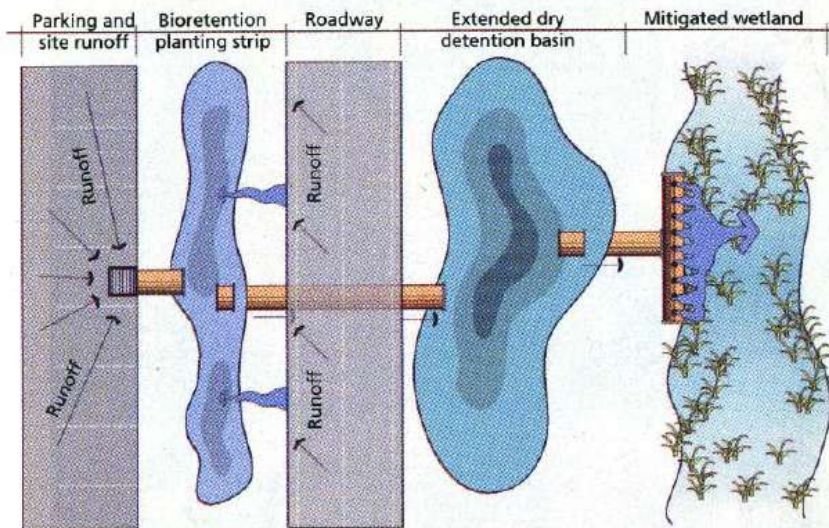
- Integrate employment and housing, best practices, new ideas, great amenities



Development Themes

Strong natural features shape the scenario

Project Concept Diagram



V. Discussion

VI. Next Steps

- **October:** Discuss alternative land use scenarios
- **November:**
 - Refine alternative land use scenarios
 - Draft findings on infrastructure to serve scenarios
- **December:** Review alternative land use scenarios
- **January:** Take to the public for feedback at open house